

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 29, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner
Suzanne Davis, Associate Planner
Wayne Hokanson, Fire Department
Anthony Ghiossi, Building Official
Fletcher Parsons, Associate Engineer
Marni Moseley, Assistant Planner
Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 146 Stacia Street
 Architecture and Site Application S-08-032

Requesting approval to construct an addition to an accessory structure with reduced front setbacks on a non-conforming lot in the R-1:10 zone.

APN 532-29-093

PROPERTY OWNER: Cynthia Buse

APPLICANT: American Brands Construction

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) The project is in compliance with the Residential Development Standards for single-family homes not in the hillside residential zones.
 - (c) As required by Section 29.10.265 (3) of the Town Code, the proposed addition and use are compatible with the neighborhood, and the other lots in the immediate neighborhood have similar setbacks in the R-1:10 zone.

- (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Hokanson* seconded, motion passed unanimously.

8. Appeal rights were cited.

ITEM 2: 16538 Topping Way
 Architecture and Site Application S-08-24

Requesting approval to demolish an existing single family residence and construct a new residence and an accessory structure with reduced side and rear yard setbacks on property pre-zoned R-1:8. APN 532-09-027.

PROPERTY OWNER/APPLICANT: Dan Boyd

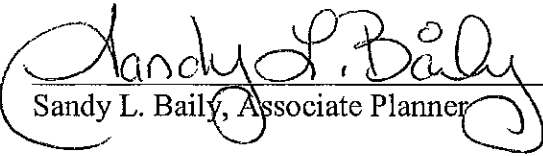
1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Representative for the project was not present.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained as the house will be replaced;
 - (2) The existing structure has no architectural or historical significance;
 - (3) The property owner does not desire to maintain the structure as it exists; and
 - (4) The economic utility of the structure is poor and the proposed design cannot be accomplished without resulting in a technical demolition.
 - (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:20 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Sandy L. Baily, Associate Planner

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